

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Email: timw@cityfort.com

Project Name: AquaVision, Inc./Hendricks Isle Residences

Case #: 33-R-03

Date: 4-22-03

Comments:

1. The owner shall retain the services of a State of Florida licensed engineer to evaluate and/or design and apply for the applicable general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Broward County Code/Chapter 27 shall be submitted to engineering staff for review with owner's application for a Building Permit.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Engineer shall prepare sufficient cross-sectional views of the site for Engineering staff to verify that this development shall not result in adverse impacts as relates to off-site storm water discharge for the required design storm(s) as to be determined with evaluation in item 1 (listed above). Any re-grading of site (or additional structures for surface water containment/impoundment found to be necessary to control such impacts shall be designed with sufficient compliance with the Engineering Department standards and the Florida Building Code.
4. Please dimension parking spaces, parking angles, access radii to confirm geometry will not present difficulties with internal circulation.
5. Indicate top and bottom elevations on proposed ramps with slopes for determination of grade separation with upper levels. Consider carefully the selection of finished floor elevation with respect to resolving concerns caused

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by it (see item 3 above). Significant increase in site grade for foundation and finished floor may result in problems with surface water management.

6. A five (5) foot minimum width walk shall be required with truncated dome detectible warning patterns prior to each and every access crossing.
7. The backout parking shown on sheet A.1 shall be removed. City has revised the desired cross section for this roadway and will not permit new backout parking on re-development sites. All parking shall be provided on site and a continuous sidewalk shall be placed along the property line. Engineer shall re-construct or otherwise preserve the existing valley gutter and drainage system in Hendricks Isle with the proposed project.
8. Parking spaces labeled 8, 9, 16, and 17 on sheet A.1 do not appear to have sufficient (24 ft.) backout area.
9. Provide the following plans prepared by a Florida Licensed Professional Engineer :
 - a. Paving, Grading, & Drainage Plan
 - b. Water & Sewer Service Plan
 - c. Standard Details and Specifications
10. Architect, Engineer, and Landscape Architect shall indicate light or power poles shown on the survey and verify whether there are any impacts to proposed accesses, trees, or otherwise conflicting with overhead lines, etc.
11. Provide a photometric (lighting plan) demonstrating compliance with Section 47-20.14 of the City Codes.

Provide a staging and storage plan.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: AquaVision, Inc./Hendricks Isle
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Comments:

1. Show fire line and dock protection line on civil plan.
2. Flow test required.
3. Show hydrants, DDC and FDC's on civil plan.
4. Building fire sprinkler and standpipe systems required at permit.
5. At least one stair must go to roof. FBC 1008.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: AquaVision, Inc./Hendricks Isle
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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: AquaVision, Inc./Hendricks Isle
Residences

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Comments:

1. Verify that the 35% site Landscape Code requirements are met.
2. Backout parking for residential uses is allowed. However, there can be no more than 2 spaces in a row without an 8' wide peninsula tree island.
3. Landscape plan doesn't agree with the Site Plan.
4. There is a 2 ½' wide landscape buffer required where a vehicular use area adjoins an abutting property.
5. Indicate any existing trees or palms on the property, their names and sizes. Show whether or not they are to be relocated, removed, or to remain. All Tree Preservation Ordinance requirements apply.
6. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. Decorative stone can only be used as an adjunct to planting beds (not as mulch in beds.).

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: AquaVision, Inc./Hendricks Isle
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Comments:

1. This site is considered a waterway use and must be reviewed by the Planning and Zoning Board and is subject to City Commission Request for Review. Provide a narrative explaining how this application meets the criteria of ULDR Sec. 47-23.8, Waterway Use.
2. Indicate in text narrative, point-by-point how this proposal meets Sec. 47-25.2, Adequacy Requirements.
3. Provide a point-by-point text narrative addressing how this project meets Sec. 47-25.3, Neighborhood Compatibility Requirements.
4. Dimension the width of waterway on site plan. Also provide dimension from the property line to the centerline of street.
5. Show the outline of all adjacent structures on the site plan.
6. Continue sidewalk across access and behind parking spaces.
7. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
8. Provide additional waterfront landscaping.
9. Provide a narrative describing the overall architectural style and important design elements.

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10. Provide a copy of the most recent plat for this property.
 11. Provide a table indicating required and proposed setbacks. Indicate property lines and setbacks on building elevation sheets.
 12. Describe all shaded areas on elevations.
 13. Label items on roof plan. Indicate mechanical equipment on elevations with a dashed line. All mechanical equipment must be screened per Sec. 47-25.3.A.3.iii and 47-19.2.Z.
 14. Discuss parking garage geometrics and backout parking onto Hendricks Isle with Engineering representative.
 15. Discuss what type mooring devices are proposed for docks. Refer to Sec. 47-19.3 for regulations. Contact Jamie Hart, Supervisor of Marine Facilities (82805423) to determine whether a waiver will be required if finger piers are proposed. Label plans indicating no liveaboards at docks and that docks are for the use of the upland residents only.
 16. Balconies must comply with Sec. 47-19.2.B. Dimension balconies.
 17. Label all details, colors, materials, shaded areas and property lines on elevations.
 18. Provide a cross section through the seawall, dock and building.
 19. Provide additional detailing on north and south elevations.
 20. Landscape plan and site plan are inconsistent.
 21. Recommend presenting this proposal to the Hendricks/Venice Isles Homeowners Association.
 22. As approved by City Commission Jan. 7, 2003, applicant will be responsible for the expense of threshold inspections to insure that the development is being constructed pursuant to the approved design (both architectural and site) [process currently being created].
 23. Discuss applicant's request for a reserve unit to be allocated to this development.
- Discuss timing for Phase 1 and 2.

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Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	AquaVision, Inc./Hendricks Isle Residences	Case #:	33-R-03
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Comments:

1. A card access system is recommended for entrance into the lobby.
2. Elevators should be under access control.
3. How will vehicular and pedestrian access to the parking garage be controlled?
4. Parking lot lighting should meet IESNA standards.
5. Deck and seawall areas should be well-lit.

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: AquaVision, Inc./Hendricks Isle
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Comments:

1. Planning and Zoning Board review and approval of the Waterway Use required.
2. Provide a narrative outlining how the propose project complies with the requirements of sections 47-25.2 and 47-25.3.
3. Provide a cross section through the building, seawall and dock. Indicate the setback from the wet face of the seawall.

Sidewalk shall be continuous along the front property line through the drives.